

MINUTES OF THE  
EAST COVENTRY TOWNSHIP PLANNING COMMISSION  
MEETING HELD ON MARCH 21, 2007  
(Approved April 18, 2007)

The Planning Commission held their monthly meeting on Wednesday, March 21, 2007. Present for the meeting were Harold Kulp, Roy Kolb, Walter Woessner, N. Lance Parson, and Kathryn Alexis. Also present, was Brady Flaharty of ARRO Consulting, Inc.

Mr. Kulp called the meeting to order at 7:00 p.m. and the pledge was recited.

**CITIZENS COMMENTS**

There was no public comment.

Mrs. Alexis moved to approve the March 21, 2007 agenda as presented. Mr. Parson seconded the motion. The motion carried with a 5-0-0 vote.

**1. MINUTES**

Mr. Woessner moved to approve the third draft of the minutes of the February 22, 2007 monthly meeting as amended. Mrs. Alexis seconded the motion. The motion carried with a 5-0-0 vote. Amendment is to replace the Fair Share Housing section with 'Mr. John Cover and Mr. Tolson DeSa of the Montgomery County Planning Commission were present to discuss fair share housing issues in conjunction with the Regional Plan. Mr. DeSa provided a slide presentation. It was noted that East Coventry Township's fair share for affordable housing types is 500 acres. Since affordable housing types are permitted in the R3 district, the township needs to provide 500 acres of R3 zoning. The requirement is to provide for affordable housing, how the area is then developed doesn't matter. The Pottstown Metropolitan Region residential fair share build-out analysis from 2002 stated East Coventry Township already had 476 of the 500 acres developed; therefore, the development that has occurred since that time has fulfilled East Coventry's acreage requirements' and under subheading, *Wineberry Estates*, in the fourth paragraph remove 'be replaced at a 2:1 and trees with a 25" or greater DBH must'.

**2. WINEBERRY ESTATES**

Mr. Stephen Kalis, counsel for the applicant, and Mr. Glen Kelczewski of Conver and Smith Engineering, Inc. were present.

There was a discussion regarding the well testing at the Wineberry Estates site. It was noted the well will be dug on the south side of Maack Road and the developer will submit a letter on proposed well location and modified withdrawal site.

Mr. Woessner moved to recommend preliminary plan approval for Wineberry Estates in accordance with draft resolution dated March 14, 2007 as amended. Mrs. Alexis seconded the motion. The motion carried with a 5-0-0 vote. Amendments are under Condition No. 2.e. revise last sentence to indicate that the stone wall is to be located on the easement line and under Condition No. 16 change the voluntary contribution from \$650 to \$1,500.

**3. WALLEY TRACT (WHISPERING WOODS)**

Mr. David Malman, counsel for the applicant, was present.

Mr. Kulp inquired about the tot lots and Mr. Woessner noted the Parks and Recreation Committee should review the plan. Mr. Woessner recommended the addition of sidewalk to be consistent with other development and the church.

It was noted that the right-of-way area for access to the drive at Lot 80 is PECO property.

There was a discussion about the parallel parking on the plan not meeting the requirements for "off-street" parking.

Mrs. Alexis moved to recommend sketch plan approval for the Walley Tract (Whispering Woods) in accordance with draft resolution dated March 12, 2007 as modified. Mr. Kolb seconded the motion. Mr. Woessner voted no and stated he felt the plan is incomplete. Mr. Parson voted no. The motion carried with a 3-2-0 vote. Amendment is adding Condition No. 2.i to Exhibit B to read 'The Road 'C' cul-de-sac bulb shall be redesigned to eliminate the triangular spur'.

Mr. Woessner moved that the Planning Commission request a legal opinion on the density and proper, controlling zoning ordinance for Whispering Woods. Mrs. Alexis seconded the motion. The motion carried with a 5-0-0 vote.

#### **4. HIDDEN ACRE ESTATES**

The Planning Commission executed Component 1 of the Hidden Acre Estates Sewage Facilities Planning Module.

#### **5. PAINTER TRACT**

Mr. Ross Unruh, counsel for the applicant, was present. Mr. Ken Yerger of Carroll Engineering Corporation was present.

There was a review of the Painter Tract sketch plan dated December 28, 2006 in accordance with Carroll Engineering Corporation letter dated March 14, 2007.

There was concern of the road radii and larger vehicles inability to maneuver. Mr. Woessner noted there is an issue with the proximity to Harley Road. Water issues were noted. Also noted was the apparent proximity of the single family dwellings to the Coventry Glen townhouses being less than the required 125'. The applicant is going to review the issue with the Coventry Glen engineer.

#### **6. NEUMAN SUBDIVISION**

Mr. Stephen Kalis, counsel for the applicant, was present.

Recommendation of waivers for the Neuman Subdivision in accordance with Township Engineer letter dated February 26, 2007 was addressed.

Recommendation of waiver from Section 304.3.C of the Subdivision and Land Development Ordinance was tabled.

Mr. Woessner moved to recommend wavier from Section 403.1.D of the Subdivision and Land Development Ordinance to allow Lot 1 to have a depth to width ratio of approximately 0.30:1, and Lot 2 to have a depth to width ratio of approximately 0.40:1. Mrs. Alexis seconded the motion. The motion carried with a 5-0-0 vote.

Recommendation of waiver from Section 411.13 (Single Access Streets/Cul-de-Sac) of the Subdivision and Land Development Ordinance was tabled.

There was a review of the Neuman Subdivision preliminary plan dated February 12, 2007 in accordance with Township Engineer letter dated March 12, 2007, Township Planner letter dated March 7, 2007 and Traffic Engineer letter dated March 9, 2007.

Comments as follows:

- Street trees along Route 23 should be moved out the site distance area
- Stormwater easement to be marked on Lot 5
- Show turnarounds on driveways
- Roadside swales on plan view should be consistent with standard detail for driveway entrance
- Fence to be placed around basin
- Roof leaders and infiltration pits not shown
- 10'x10' concrete bus pad is needed
- Applicant's engineer to contact Township Engineer as to intent of Stormwater Comment No. 41 found in Township Engineer letter dated March 12, 2007
- Driveway comments 54 and 55 to be waiver requests
- General comment 81 regarding voluntary contribution change \$650 to \$1,500

## **ADDITIONAL ITEMS BROUGHT BEFORE THE BOARD**

### **ADJOURNMENT**

The monthly meeting adjourned at 10:00 p.m.

Respectfully submitted,

Bonnie L. Frisco  
Secretary